

PLAN SNAPSHOT REPORT PA-2025-00149 FOR CITY OF ALBUQUERQUE

Pre-Application Review 05/23/2025 Project: 2929 Duranes Rd NW App Date: Plan Type:

(PR-2025-020072)

Work Class: Sketch Plat District: City of Albuquerque 11/19/2025 Exp Date:

Fees Due NOT COMPLETED Status: Square Feet: Completed:

\$0.00 Valuation: Assigned To: Approval

Expire Date: Description: Minor subdivision plat to create 3 new tracts from 3 existing tracts. Grant irrigation easement and

private access easement tfor north 2 lots.

101205929127910106 Zone: Parcel: Address: 99999 Duranes Rd Nw Albuquerque, NM 87104 101205929026110105 2929 Duranes Rd Nw 101205929025810104 Main Albuquerque, NM 87104 99999 Duranes Rd Nw Albuquerque, NM 87104 Main 2929 Duranes Rd Nw

Albuquerque, NM 87104

Applicant Owner Surveyor Agent Ryan Mulhall CSI - Cartesian Surveys Rose Morin CSI - Cartesian Surveys

2929 Duranes Rd Nw PO Box 44414 PO Box 44414 PO Box 44414

ABQ, NM 87104 Rio Rancho, NM 87174 Rio Rancho, NM 87174 Rio Rancho, NM 87174 Business: (505) 620-9292 Business: (505) 896-3050 Business: (505) 896-3050 Business: (505) 896-3050

Plan Custom Fields

Existing Project NumberN/A		Existing Zoning	R-A - Residential - Rural and Agricultural	Number of Existing Lots3		
Number of Proposed Lots	3	Total Area of Site in Acres	0.9399	Site Address/Street	2929 Duranes Rd NW	
Site Location Located Between Streets	Los Luceros Rd NW and Gabaldon Rd NW	Case History	N/A	Do you request an interpreter for the hearing?	No	
Square Footage of Existing Buildings	2992	Square Footage of Proposed Buildings	0	Lot and/or Tract Number	195, 194B, 194A1A7B	
Block Number	0000	Subdivision Name and/or Unit Number	MRGCD MAP 35	Legal Description	MAP 35 TR 194 B .09, MAP 35 TRACT 194 A1 A7 B 0.75AC, MAP 35 TR 195	
Existing Zone District	R-A	Zone Atlas Page(s)	H-12	Acreage	0.08, 0.75, 0.21	
Calculated Acreage	0.0999286, 0.75779047, 0.10480357	Council District	2	Community Planning Area(s)	Near North Valley	
Character Protection Overlay	Los Duranes – CPO-6	Development Area(s)	Consistency	Current Land Use(s)	01 Low-density Residential	
IDO Use Development Standards Name	Los Duranes Community Acequias, Los Duranes – CPO-6, Los Duranes – CPO-6, Los Duranes – CPO-6, Valley Drainage Area	IDO Use Development Standards Subsection	Irrigation Facility (Acequia) Standards (5-2), Sidewalks in Residential Development (5-3), Primary Building Stepback (5-11), Off-premises Signs (Prohibitions) (5-12), Site Design and Sensitive Lands (5-2)	IDO Use Specific Standards Name	Los Duranes – CPO-6	
IDO Use Specific Standards Subsection	Dwelling, Cluster Development (Number of Dwelling Units) (4-3(B)), Paid Parking Lot or Parking		Structure (Prohibitions) (4-3(D))	Pre-IDO Zoning Distric	ct SU-2	

PLAN SNAPSHOT REPORT (PA-2025-00149)

Pre-IDO Zoning L Description	D RA-2		Public	Property Entity	CITY OF AL	BUQUER	QUE I	FEMA Flood Zone	Χ		
	0		Total Gross Square Footage2		0			Total Gross Square 0 Footage4			
Total Gross Square 0 Footage			Total G Footag	ross Square e3	0						
Attachment File Name Signature_Ryan_Mulhall_	5/23/2025.jpg 05	Added 5/23/2025	•	Added By Mulhall, Ryan	Atta	achment (Group	Notes Uploaded via CSS			
Invoice No.	Fee							Fee Amour	nt	Amount Pa	aid
INV-00023853	Technology Fee							\$3.50	0	\$0.0	00
;	Sketch Plat/Plan Fe	ee						\$50.00	0	\$0.0	00
					Total for Inv	oice INV-	0002385	\$53.50	0	\$0.0	00
					G	rand Tota	l for Pla	n \$53.5	0	\$0.0	00
Meeting Type	Loca	tion			Scheduled	Date	Subjec	t			
DFT Meeting v.1	Zoon	1			06/04/2025		DFT				
Workflow Step / Action I	Name				A	Action Ty	ре	Start Date		End Date	
Application Screening v	.1							05/27/2025	12:50	05/27/2025	13:15
Associate Project Nu	ımber v.1				C	Generic Ac	ction			05/27/2025	12:50
DFT Meeting v.1					H	Hold Meeti	ng	05/27/2025	13:14	05/27/2025	13:15
Screen for Complete	ness v.1				C	Generic Ac	ction			05/27/2025	13:15
Verify Payment v.1					C	Seneric Ac	ction			05/27/2025	13:15
Application Review v.1											
Sketch Plat/Plan Rev	/iew v.1				F	Receive Su	ubmittal				
DFT Comments Sub	mittal v 1				(Seneric Ac	tion				

CSI-Cartesian Surveys Inc.

PO Box 44414, Rio Rancho, NM 87174 896-3050 Fax 891-0244

May 23, 2025

Development Facilitation Team City of Albuquerque

Re: Sketch Plat for Proposed Minor Subdivision Plat of Tracts 194-A-1-A-7-B, 194-B, and 195, MRGCD Map No. 35

Development Facilitation Team Members:

Cartesian Surveys is acting as an agent for Rosemary A. Morin, Trustee for Morin Revocable Trust, the owner for the below tracts, and we request a sketch plat review to subdivide existing Tracts 194-A-1-A-7-B, 194-B, and 195 of MRGCD Map Number 35 into three new tracts.

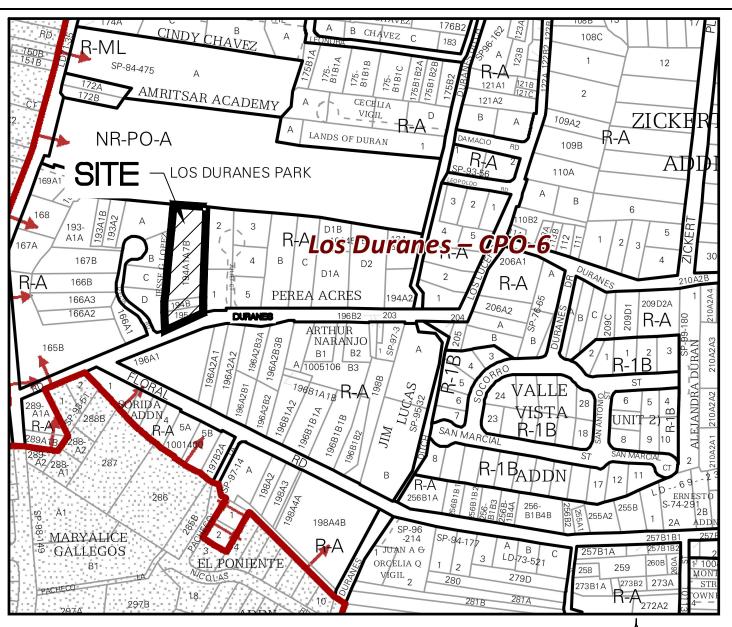
Our client's property has an existing residence and casita, which were built long ago. This plat seeks to place those two residences on their own tract instead of being crossed by the existing tracts lines. They share an existing water and sewer service. The properties are zoned R-A.

We also seek to grant easements to provide private access [3] and 25ft water + sewer [4] to the northerly tracts 2 and 3. Finally we grant easement [5] to protect the existing irrigation ditch on the east of the property.

Within the easements, the existing adobe wall, shed, and pump house are to be relocated or removed to allow for the proposed access easement. The stucco building on Tract 2 and partly on Tract 1 will be relocated or removed as well.

Would you please review and let us know what the steps forward for the intended subdivision / lot line adjustments?

Thank you for your consideration, Ryan J. Mulhall



Vicinity Map - Zone Atlas H-12-Z

Notes

- 1. FIELD SURVEY PERFORMED IN MAY 2025
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- 5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON

Documents

- 1. DEED FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 20, 2015, AS DOCUMENT NO. 2015061775.
- 2. BOUNDARY SURVEY BY SURVTEK INC, DATED SEPTEMBER 2015, UNFILED.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "SHADED X" WHICH IS DEFINED AS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0331H, DATED AUGUST 16, 2012.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Middle Rio Grande Conservancy District Approval

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

Indexing Information

Section 12, Township 10 North, Range 2 East, N.M.P.M. Projected within the Town of Albuquerque Grant Subdivision: MRGCD Map No. 35
Owner: Morin Revocable Trust (C/O Rosemary A. Morin)
UPC #: 101205929025810104 (Tract 195)
UPC #: 101205929127910106 (Tract 194-A1-A7-B)

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.
- 2. GRANT EASEMENTS AS SHOWN HEREON.

UPC #: 101205929026110105 (Tract 194-B)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: _____101205929025810104____

101205929127910106 101205929026110105

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Subdivision Data

GROSS ACREAGE. 0.9399 ACRES
ZONE ATLAS PAGE NO. H-12-Z
NUMBER OF EXISTING TRACTS 3
NUMBER OF TRACTS CREATED . 3
MILES OF FULL-WIDTH STREETS . 0.0000 MILES
MILES OF HALF-WIDTH STREETS . 0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE . 0.0000 ACRES
DATE OF SURVEY . MAY 2025

Legal Description

A CERTAIN PARCEL OF LAND SITUATE WITHIN PROJECTED SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M. WITHIN THE TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, NEW MEXICO, BEING COMPRISED OF TRACTS 194-B, AND 194-A-1-A-7-B, AND 195, OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 35, AND BEING DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 11808", WHENCE A TIE TO ACS "7_H13" BEARS N 85'14'35" E, A DISTANCE OF 2814.32 FEET;

THENCE, FROM THE BEGINNING POINT, S 01°59'46" W, A DISTANCE OF 345.51 FEET, BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING A POINT ON THE NORTHERLY RIGHT—OF—WAY OF DURANES ROAD N.W., MARKED BY A 2' PIPE WITH THE TAG MARKED "LS 11808";

THENCE, COINCIDING SAID DURANES ROAD N.W. THE FOLLOWING TWO COURSES:

S 74"11"1" W, A DISTANCE OF 66.71 FEET TO A POINT MARKED BY A REBAR WITH CAP "LS 11808";

S 67°04'46" W, A DISTANCE OF 53.09 FEET TO A POINT MARKED BY A REBAR WITH CAP "LS 11808", BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 02°50'44" W, A DISTANCE OF 71.20 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 11808":

THENCE, N 04°25'36" E, A DISTANCE OF 321.63 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 11808";

THENCE, S 85°47'50" E, A DISTANCE OF 104.11 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.9399 ACRES, (# SQ. FT.) MORE OR LESS

ABCWUA Public Water and Sanitary Sewer Easements

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) AND/OR USE OF PUBLIC RIGHT-OF-WAY IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND/OR PUBLIC RIGHT-OF-WAY AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH THE OPERATION OF PUBLIC WATER AND/OR PUBLIC SANITARY SEWER INFRASTRUCTURE.

Plat for
Tracts 1 thru 3,
Lands of Morin
Being Comprised of
Tracts 195, 194-B, and
194-A-1-A-7-B, MRGCD Map No. 35

City of Albuquerque Bernalillo County, New Mexico May 2025

Project Number:

Application Number:
Plat Approvals:
PNM Electric Services
Qwest Corp. d/b/a CenturyLink QC
New Mexico Gas Company
Comcast
City Approvals:
City Surveyor
Traffic Engineering, Transportation Division
ABCWUA
Parks and Recreation Department
AMAFCA
 Hydrology
Code Enforcement
Planning Department
City Engineer

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRIAN J. MARTINEZ N.M.R.P.S. No. 18374

cartesianbrian@gmail.com

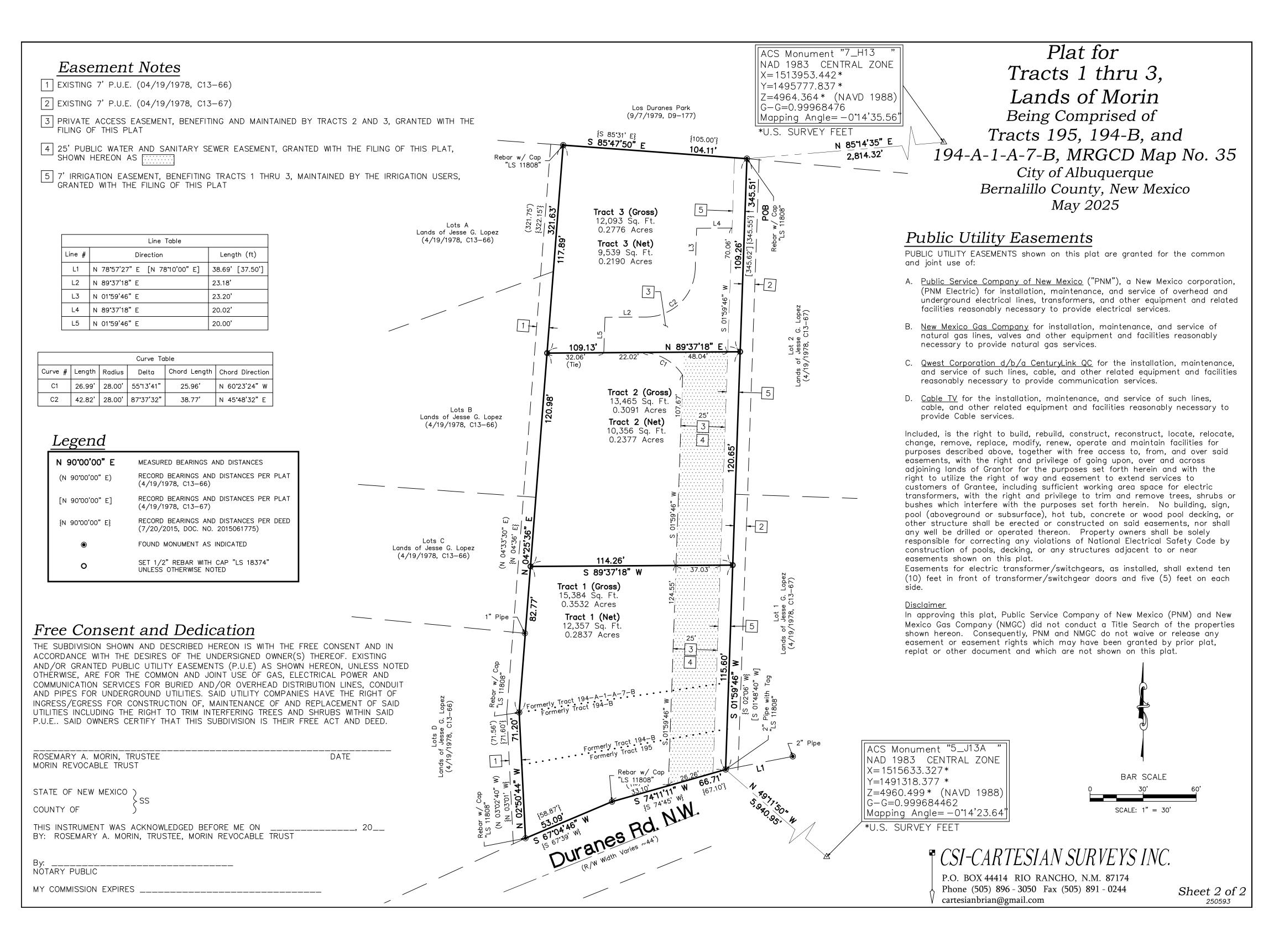
Date

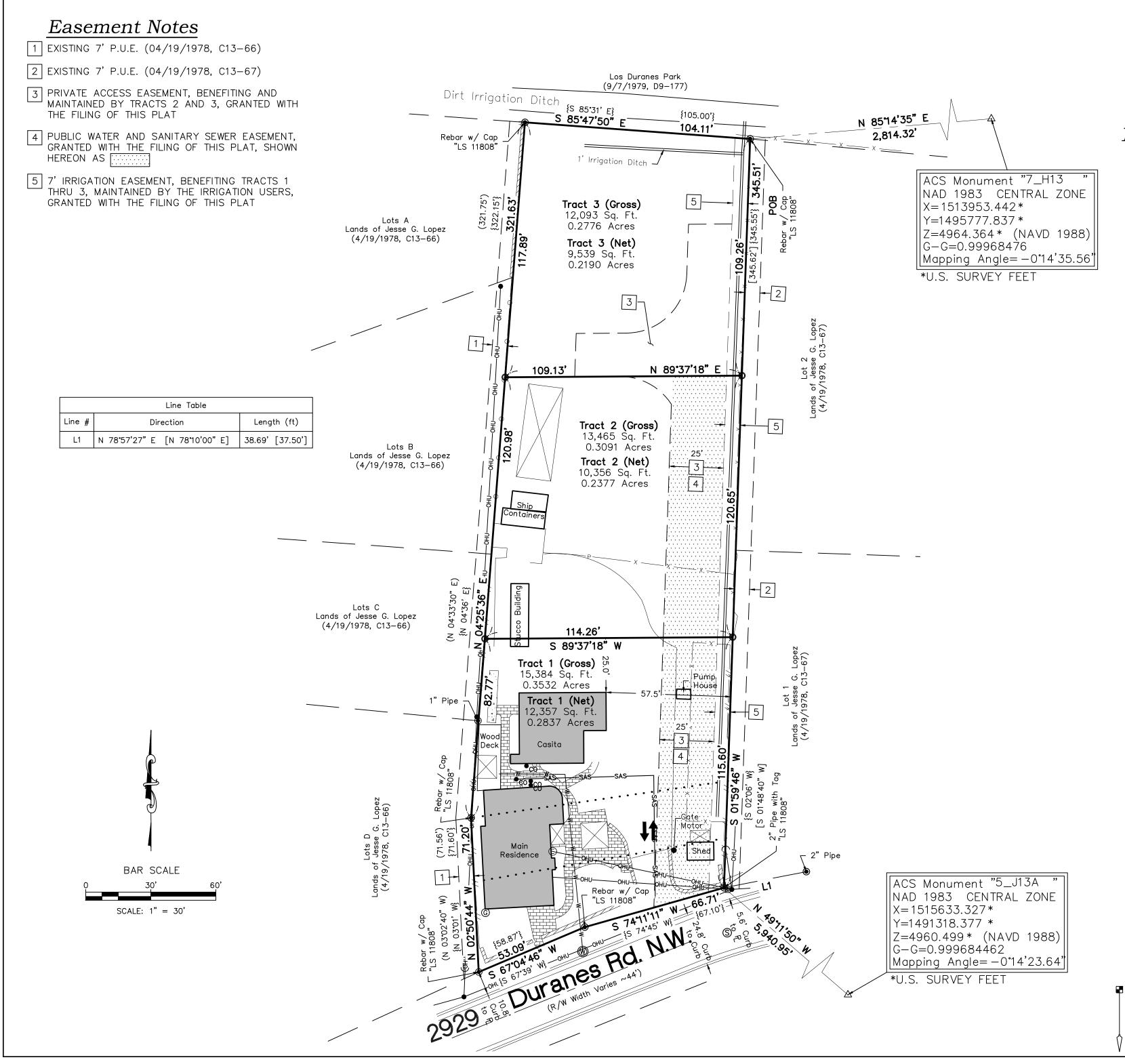
CSI-CARTESIAN SURVEYS INC

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896 - 3050 Fax (505) 891 - 0244

Sheet 1 of 2

No. 18374



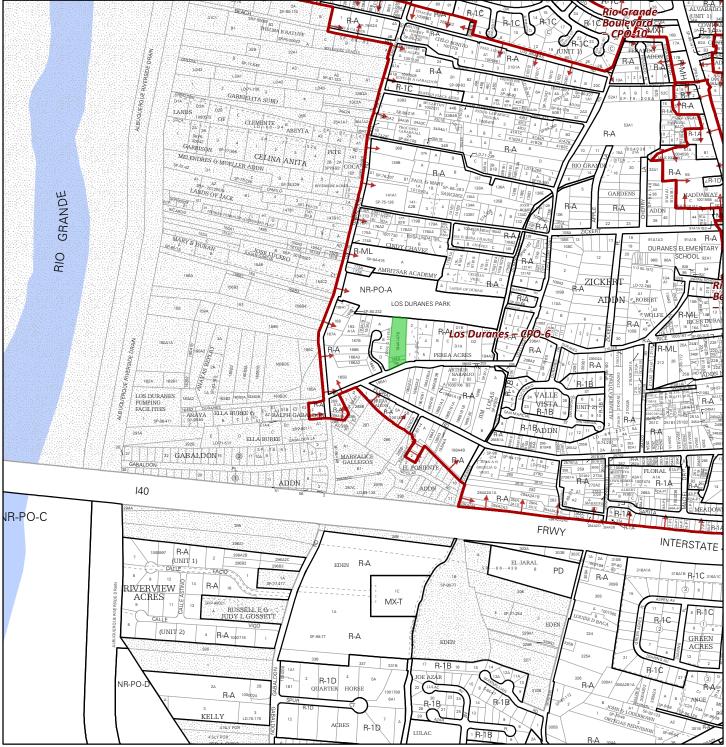


Site Sketch for Tracts 1 thru 3, Lands of Morin Being Comprised of Tracts 195, 194-B, and 194-A-1-A-7-B, MRGCD Map No. 35 City of Albuquerque Bernalillo County, New Mexico May 2025

Legend	
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (4/19/1978, C13-66)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (4/19/1978, C13-67)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (7/20/2015, DOC. NO. 2015061775)
•	FOUND MONUMENT AS INDICATED
0	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
	COVERED AREA
	BRICK
	BLOCK WALL
 // 	WOOD FENCE
—— x ——	WIRE FENCE
	METAL FENCE
——o—	CHAINLINK FENCE
——Р——	PIPE FENCE
•	BOLLARD
⊡	UTILITY PEDESTAL
они	OVERHEAD UTILITY LINE
•	UTILITY POLE
\rightarrow	ANCHOR
(E)	ELECTRIC METER
©	GAS METER
(WATER METER
S	MANHOLE
∙co	SAS CLEANOUT
\$	CURB CUT/INDICATION OF ACCESS TO ROADWAY
——-G——	UNDERGROUND GAS UTILITY LINE
——w——	UNDERGROUND WATER UTILITY LINE
sas	UNDERGROUND SANITARY SEWER LINE
——Е——	UNDERGROUND ELECTRIC UTILITY LINE

* CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896 - 3050 Fax (505) 891 - 0244 cartesianbrian@gmail.com



For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

